

# 1455 W Sam Houston Pky

Houston, Texas 77043

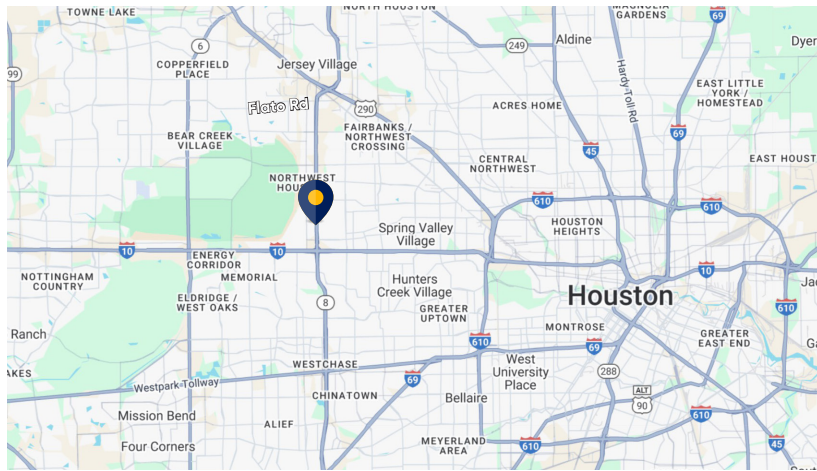
35,350 SF Warehouse On 1.19 AC



# Property Snapshot

## Property Profile

Address	1455 W Sam Houston Pky N
City	Houston, Texas
Total Land Area	1.19 AC (51,919 SF)
Total Building Area	35,350 SF
Year Built	1967 (Metal Construction)
Loading	(3) Grade-Level Overhead Door
Asking Price	Contact Broker For Details



## For More Information

Will Condrey, SIOR  
713.491.6321 | wcondrey@cresa.com

Austen Buckalew  
713.805.3312 | abuckalew@cresa.com



## Property Features

- » Ideal For Investor Or Owner-User
- » Proximity To Growing Residential Hubs
- » Tenant In Place (Lease Through 12/2029)
- » Fits A Broad Tenant Profile
- » Great Visibility With Beltway 8 Frontage
- » Existing Office / Showroom
- » Adaptable For A Wide Range Of Uses
- » Strong Area Demographics
- » Quick Connectivity To US 290 & I-10
- » Outside 100- & 500-Year Floodplains

# Property Photos



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# Property Photos



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# Overhead Aerial



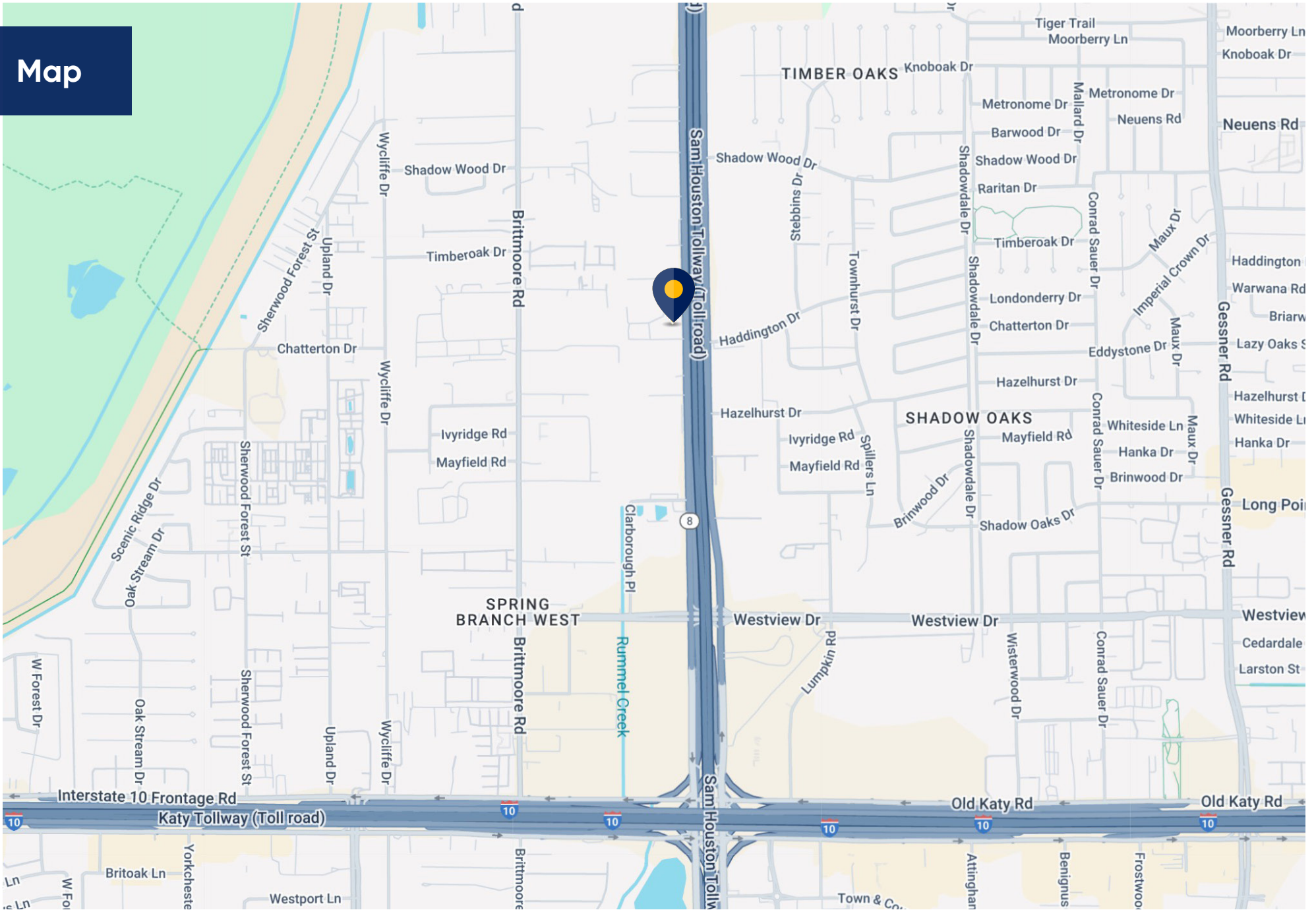
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# Map



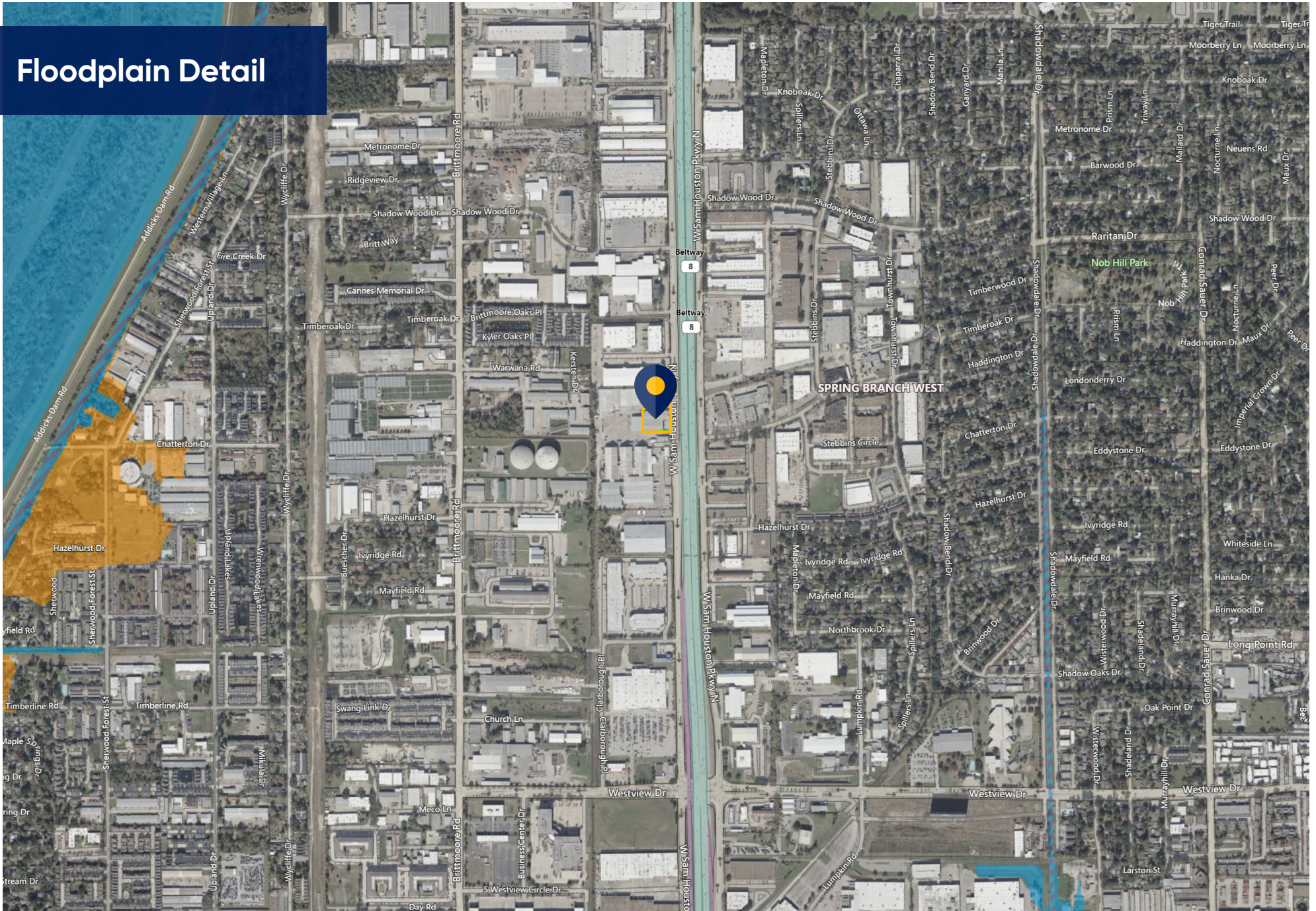
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# Floodplain Detail



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